

1                                   **Camden County Planning Board**  
2                                   **Minutes**  
3                                   **December 19, 7:00pm**  
4                                   Historic Courtroom  
5                                   Camden County Courthouse Complex  
6

7  
8   Members Present:   Chairman James Burnham,                                   Absent: Terri Griffin  
9                                   Vice Chairman Rodney Needham,  
10                                  Members Ray Albertson, Calvin Leary,  
11                                  Mike Etheridge, and John Aydlett  
12

13   **Call to Order & Welcome**  
14

15   Chairman James Burnham called to order the December 19, 2007 meeting at 7:05 PM.  
16

17   **Others Present at Meeting**  
18

19   Present were staff members Dan Porter (Director of Planning), Dave Parks  
20   (Zoning/Permit/Flood Administrator), and Amy Barnett (Planning Board Clerk). Present for  
21   purposes of presenting information relevant to their sketch plans were Richard Browner  
22   (Lakes at Shiloh) and Eddie Hyman (representing Wharfs Landing).  
23

24   **Consideration of Agenda**  
25

26   Chairman James Burnham called for the consideration of the agenda. Calvin Leary made a  
27   motion to approve the agenda. Ray Albertson seconded the motion. The motion was  
28   approved with Chairman James Burnham, Vice Chairman Rodney Needham, Members Ray  
29   Albertson, Calvin Leary, Mike Etheridge, and John Aydlett voting aye; none voting no; 1  
30   absent; none not voting.  
31

32   **Consideration of the Minutes- November 28, 2007**  
33

34   Chairman James Burnham called for the consideration of the minutes from the November 28,  
35   2007 meeting. Dan Porter pointed out a few corrections to the minutes. Vice Chairman  
36   Rodney Needham made a motion to approve the minutes from the November 28, 2007  
37   meeting with the changes as indicated. Mike Etheridge seconded the motion. The motion  
38   was approved with Chairman James Burnham, Vice Chairman Rodney Needham, Members  
39   Ray Albertson, Calvin Leary, Mike Etheridge, and John Aydlett voting aye; none voting no;  
40   1 absent; none not voting.

41 **Comments from the Public.**

42  
43 There were no comments from the public.

44  
45 **Old Business**

46  
47 ***Item #1, Amendment to Chapter 151 of the Camden County Code of Ordinances (Planned***  
48 ***Unit Developments)***

49  
50 Dan Porter went over the document to be considered for submission to the Board of  
51 Commissioners for an Amendment to Chapter 151 of the Camden County Code of  
52 Ordinances (Planned Unit Developments).

53  
54 Topics touched on as Dan went over this document include the following:

- 55  
56
  - First page of document gives definitions, etc.
  - 57 • Pages 2-16 are deleted language
  - 58 • Pages 17-37 contain new language
  - 59 • Specific topics touched on:
    - 60 ○ General
      - 61 ▪ Definitions
    - 62 ○ Establishing a PUD District
      - 63 ▪ Mandatory Elements of PUD Rezoning Applications
      - 64 ▪ Concept Plan
        - 65 • Required elements of a completed zoning application form
        - 66 • Existing site conditions
        - 67 • Development Conditions
        - 68 • Conceptual Plan Drawing - Requirements to be included
      - 69 ▪ What the process entails (Rezoning Process, Future Development,
      - 70 PUD Approval Ordinance to be Issued)
    - 71 ○ PUD Master Plan and Conditional Use Permit
      - 72 ▪ Review and Approval of all Final Plats
      - 73 ▪ Minimum Design and Development Criteria
        - 74 • General Site Considerations touched upon:
          - 75 ○ Open Space Requirements
            - 76 ▪ Wetlands considerations
          - 77 ○ Dwellings
          - 78 ○ Phasing of Development and Schedule of Non
          - 79 Residential Development
        - 80 ▪ Required Elements and Content of PUD Master Plans
          - 81 • Manual for maintenance of private roads
          - 82 • Proposed phasing schedule for master plan
        - 83 ▪ PUD Master Plan Approval Process
          - 84 • Review and Approval by Planning Board
          - 85 • Review and Approval by Board of Commissioners

- 86                   ▪ Board of Commissioners Findings
- 87                   • Consistent and complies with PUD Approval Ordinance,
- 88                   conceptual plan, and satisfies all required elements and content
- 89                   for PUD Master Plan as set forth in ordinance
- 90                   • Complies with Adequate Public Facilities (public schools)
- 91                   ordinance
- 92                   • Public Health and Safety
- 93                   • Impact on property values, etc.
- 94           ○ Phasing and Modifications of Approved PUD Master Plans
- 95                   ▪ Minor Modifications
- 96

97 After Dan Porter completed his walkthrough, he asked if any of the board members had any  
98 questions. Rodney Needham asked a question pertaining to the open space requirements as  
99 they pertain to wetlands: "Is it always up to the developer to set aside the open space or does  
100 the planning department have any input into that? So to say 'no we don't want all  
101 wetlands'...". Dan's response was that wetlands do not count as open space per se, but that  
102 wetlands created to replace built upon wetlands can be partially counted if the amount of  
103 wetlands created is significantly above what was on site. For example, if there were 10 acres  
104 of wetlands built upon, and the developer creates 20 acres of wetlands to replace those 10  
105 acres, he should get credit for 10 acres of open space.

106  
107 Hearing no further questions, Chairman James Burnham asked Mr. Porter what action was  
108 being requested on this item. Mr. Porter responded that he would like for this to be sent to  
109 the Board of Commissioners if there were no further changes requested to it by the board.  
110 Chairman Burnham called for a motion to send it to the Board of Commissioners. Calvin  
111 Leary made the motion, Vice Chairman Rodney Needham 2nd the motion. The motion was  
112 approved with Chairman James Burnham, Vice Chairman Rodney Needham, Members Ray  
113 Albertson, Calvin Leary, Mike Etheridge, and John Aydlett voting aye; none voting no; 1  
114 absent; none not voting.

115 **New Business**

116  
117 ***Item #1, UDO 2007-10-09, Sketch Plan, The Lakes at Shiloh Major Subdivision***

118  
119 -----  
120  
121 **Findings of Facts**

122 **UDO2007-10-09**

123 **Sketch Plan**

124 **The Lakes at Shiloh**

- 125  
126 **1. Name of Applicant:** Richard S. Browner & Frank T. Williams  
127 **2. Agent for Applicant:**  
128 **3. Address of Agent:** 131 Dances Bay Road  
129 Elizabeth City, NC 27909  
130 **4. PIN:** 03-8974-00-13-2193  
131 **5. Name(s) of Current Owner(s) of Record:** Richard Browner & Frank T. Williams  
132 **6. Street Address of Property:** Not addressed  
133 **7. Location of Property:** Across from 701 Sandy Hook Road, Shiloh Township  
134 **8. Flood Zone:** X/AE  
135 **9. Zoning District(s):** Mixed Single Family Residential (R2)  
136 **10. Is a Zoning Change Required for the Proposed Use?** No  
137 **11. General Description of the Proposal:** Sketch Plan for 23 lot Major Residential  
138 Subdivision – The Lakes at Shiloh  
139 **12. Date Application Received by County:** October 9, 2007  
140 **13. Did the Applicant participate in a pre-application Conference?** Yes  
141 **14. Received by:** David Parks, Permit Officer  
142 **15. Application fee paid:** \$3,450.00 by check # 104724  
143 **16. Completeness of Application:** Application is generally complete.  
144 **17. Proposal to be completed in Phases:** No  
145 **A.** If yes, are phases shown on Sketch Plat?  
146 **18. Was the Applicant given a list of agencies constituting the Technical Review**  
147 **Staff?** Yes  
148 **A.** Technical Review Staff (Sketch Plan Approval)  
149 (a) South Camden Water & Sewer District  
150 (b) Camden County Health Dept  
151 (c) South Camden Fire Dept/EMS  
152 (d) Sheriff's Office  
153 (e) Albemarle Soil & Water Conservation District  
154 (f) Superintendent of Camden County Schools  
155 (g) N.C. DOT  
156 (h) Cable Company

157 **19. Documents received upon filing application or otherwise included:**

- 158     **A.** Land Use/Development Application  
159     **B.** Deed  
160     **C.** Tax Card  
161     **D.** Letter from Albemarle Regional Health Services  
162     **E.** Developmental Impact Statements  
163     **F.** 10 Copies of Sketch Plan

164 **20. Soil Classifications:**

- 165     **Predominant:** State (StA) Moderate wetness: percs slowly  
166     **Other:** Bojac (BoA) Moderate wetness

167 **21. Adjacent Property Uses:**

- 168     **A. Predominant:** Agriculture  
169     **B. Other:** Residential

170 22. Existing Land Uses: Agriculture, wooded and swampland

171 23. Lots:

- 172     **A. Total Proposed:** 23 lots  
173     **B. Average size:** 1 acre (43,560 sf)

174 **24. Streets:**

- 175     **A. Are all streets designed to be place under State system?** Yes  
176     **B. Are proposed streets named?** Yes.  
177     **C. Street names:** Bailey Farm Road & Bailey Circle  
178     **D. Are any street names already being used elsewhere in the County?**

179 **25. Open Space:**

- 180     **A. Is open space proposed?** Yes  
181     **B. Will property owner restrictive covenants be needed?** Yes.

182 **26. Utilities:**

- 183     **A. Does the application include a letter or certificate from the District Health**  
184         **Department regarding septic tanks?** Yes  
185     **B. Does the applicant propose the use of public sewage systems?** No. Septic  
186     **C. Does the applicant propose the use of public water systems?** Yes, with South  
187         Camden Water & Sewer District.  
188     **D. Distance from existing public water supply system:** Adjacent to property.  
189     **E. Is the area within a five-year proposal for the provision of public water?** N/A  
190     **F. Is the area within a five-year proposal for the provision of public sewage?** No.

191 **27. Landscaping:**

- 192     **A. Is any buffer required?** Yes. Article 151.232(N)  
193     **B. Will trees be required along dedicated streets UDO Article 151.156?**  
194         Landscaping Plan required.

195 **28. Findings Regarding Additional Requirements:**

- 196     **A. Endangering the public health and safety:** Proposed subdivision does not appear  
197         to endanger the public health and safety.  
198     **B. Injure the value of adjoining or abutting property:** The application does not  
199         appear to injure the value of adjoining or abutting property.  
200     **C. Harmony with the area in which it is located:** Yes, there are residential dwellings  
201         within close proximity.

202 **D. Conformity with the Plans:**

203 **1. Land Use Plan:**

- 204 - Proposed subdivision is located outside the Core Area of Shiloh.
- 205 - Land suitability map reflects high to moderate suitability.
- 206 - Policy 9 states the county supports greater residential densities in areas that are
- 207 accessible to water and/or sewer services.
- 208 - Policy 11 states the county supports regulating growth to coincide with the
- 209 provision of public facilities and services. County water runs adjacent to
- 210 property.
- 211 - Development pays respect to the environment by setting aside large portion of
- 212 property as open space.
- 213 - Promotes active living.

214 **2. Thoroughfare Plan: Yes**

215 **3. Other plans officially adopted by the Board of Commissioners: N/A**

216 None

217 **E. Will not exceed the county's ability to provide public facilities:**

218 **1. Schools:** Developer shall comply with Chapter 153 (Adequate Public Facilities)

219 of the Code of Ordinances.

220 **2. Fire and Rescue:** Additional homes will have impact on services.

221 **3. Law Enforcement:** Additional homes will have impact on services.

222 **Other County Facilities:** None.

223 **F. Other:**

224

225 **Recommendations**

226

227 **A. Technical Review Staff Comments:**

- 228 (1) South Camden Water & Sewer District. Approved
- 229 (2) Camden County Health Department: Approved (See attached letter)
- 230 (3) Camden County Schools (Transportation). No response.
- 231 (4) Camden County Schools (Transportation Director)
- 232 (5) South Camden Fire Department. See attached letter from EMS
- 233 (6) Sheriff's Office. Approved.
- 234 (7) Cable Company. No comment.
- 235 (8) NCDOT. See attached.
- 236 (9) Soil Conservation Service: Will need to review drainage plan prior to
- 237 Preliminary Approval.
- 238

239 **B. Adoption of all Technical Review Staff.** Staff recommends adoption of

240 Technical Review Staff Comments

241

242

243 **Staff recommends approval of Sketch Plan for the "Lakes at Shiloh" major subdivision.**

244

245 -----

246 Dave Parks called attention to the application package. This application was originally on  
247 the November meeting agenda, but was pulled from the agenda due to the application being  
248 incomplete (missing items on the sketch plan). At this time the application is complete, the  
249 developer has complied with all the requirements for sketch plan approval, and the sketch  
250 plan meets all requirements of the ordinances. Staff is recommending approval of this major  
251 subdivision.

252  
253 Richard Browner was present and asked the board for approval of the sketch plan for The  
254 Lakes at Shiloh. He referred to his presentation which he made last month.

255  
256 Calvin Leary asked how long the build out on this subdivision would take. Mr. Browner's  
257 answer seemed to focus on the question of whether they were going to start putting streets in  
258 right now or wait until the economy turns around a little bit. They haven't made that  
259 decision yet. He indicated that they would go ahead and prepare a preliminary subdivision  
260 plat. He didn't really answer the original question, but indicated that he hoped that the  
261 market would turn around within the next 7 or 8 months, by the time they received the  
262 appropriate approvals. He said he hoped to have the street system in place by then. Dave  
263 Parks agreed with Mr. Browner that it is difficult to determine a build out period with market  
264 dictates and related issues.

265  
266 Chairman Burnham asked the board if there were any further questions. Hearing none, he  
267 asked for a motion.

268  
269 Vice Chairman Rodney Needham asked if he could recuse himself from voting on this item  
270 due to conflicts of interest. Chairman Burnham said that the board would have to approve a  
271 request for recuse. Calvin Leary made a motion to allow Mr. Needham to recuse himself.  
272 Ray Albertson seconded the motion. The motion was approved with Chairman James  
273 Burnham, Vice Chairman Rodney Needham, Members Ray Albertson, Calvin Leary, Mike  
274 Etheridge, and John Aydlett voting aye; none voting no; 1 absent; none not voting.

275  
276 Chairman Burnham called for a motion to approve or deny ***UDO 2007-10-09, Sketch Plan,***  
277 ***The Lakes at Shiloh Major Subdivision.*** Mike Etheridge made a motion to approve. John  
278 Aydlett seconded the motion. The motion was approved with Chairman James Burnham,  
279 Members Ray Albertson, Calvin Leary, Mike Etheridge, and John Aydlett voting aye; none  
280 voting no; 1 member recused from voting; 1 absent.

281  

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**Item #2, UDO 2007-10-08, Sketch Plan, The Reserve at Wharfs Landing Major  
Subdivision**

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**Findings of Facts**

**UDO2007-10-08**

**Sketch Plan**

**The Reserve at Wharf's Landing**

- 1. Name of Applicant:** Camden Square Associates
- 2. Agent for Applicant:**
- 3. Address of Agent:** 389 Edwin Drive  
Virginia Beach, VA 23462
- 4. PIN:** 01-7080-00-47-2055/01-7080-00-68-2061/01-7080-00-86-8982
- 5. Name(s) of Current Owner(s) of Record:** Camden Square Associates
- 6. Street Address of Property:** Not addressed
- 7. Location of Property:** Behind existing Wharfs Landing Subdivision with some property  
off Keeter Barn Road.
- 8. Flood Zone:** X/AE
- 9. Zoning District(s):** Basic Residential (R3-1)
- 10. Is a Zoning Change Required for the Proposed Use?** Rezoning will have to be  
approved before Board of Commissioners consideration of this application.
- 11. General Description of the Proposal:** Sketch Plan for 165 lot Major Residential  
Subdivision – The Reserve at Wharfs Landing
- 12. Date Application Received by County:** October 9, 2007
- 13. Did the Applicant participate in a pre-application Conference?** Yes
- 14. Received by:** David Parks, Permit Officer
- 15. Application fee paid:** \$27,000 by check # 4752
- 16. Completeness of Application:** Application is generally complete.
- 17. Proposal to be completed in Phases:** Yes.  
A. If yes, are phases shown on Sketch Plat? Yes.
- 18. Was the Applicant given a list of agencies constituting the Technical Review  
Staff?** Yes
  - A. Technical Review Staff (Sketch Plan Approval)
    - (a) South Mills Water District
    - (b) Camden County Health Dept
    - (c) South Mills Fire Dept
    - (d) Sheriff's Office
    - (e) South Mills Post Office
    - (f) Albemarle Soil & Water Conservation District
    - (g) Superintendent of Camden County Schools
    - (h) Transportation Director of Camden County Schools
    - (i) N.C. DOT
    - (j) Cable Company



**19. Documents received upon filing application or otherwise included:**

- A. Land Use/Development Application
- B. Deed
- C. Tax Card
- D. 10 Blue Line Copies of Sketch Plan

**20. Soil Classifications:**

- A. **Predominant:** Roanoke (RoA) Severe: wetness, percs slowly
- B. **Other:** Altavista (AaA), Portsmouth (PtA) and Tomotley (ToA)

**21. Adjacent Property Uses:**

- A. **Predominant:** Agriculture
- B. **Other:** Residential (existing Wharfs Landing Subdivision)

**22. Existing Land Uses:** Cleared lands, wooded and farming

**23. Lots:**

- A. **Total Proposed:** 164 lots
- B. **Average size:** 1 acre (43,560 sf)

**24. Streets:**

- A. **Are all streets designed to be place under State system?** Yes
- B. **Are proposed streets named?** No
- C. **Street names:**
- D. **Are any street names already being used elsewhere in the County?**

**25. Open Space:**

- A. **Is open space proposed?** Yes.  $250 \times .05 = 12.5$  acres required. Proposed 25 acres.
- B. **Will property owner restrictive covenants be needed?** Yes.

**26. Utilities:**

- A. **Does the application include a letter or certificate from the District Health Department regarding septic tanks?** Yes.
- B. **Does the applicant propose the use of public sewage systems?** No. Septic
- C. **Does the applicant propose the use of public water systems?** Yes, with South Mills Water Association.
- D. **Distance from existing public water supply system:** Adjacent to property.
- E. **Is the area within a five-year proposal for the provision of public water?** N/A
- F. **Is the area within a five-year proposal for the provision of public sewage?** Yes.

**27. Landscaping:**

- A. **Is any buffer required?** Yes. In accordance with Article 151.232 (N).
- B. **Will trees be required along dedicated streets UDO Article 151.156?** Landscaping Plan required.

**28. Findings Regarding Additional Requirements:**

- A. **Endangering the public health and safety:** Sketch Plan does not appear to endanger the public health and safety.
- B. **Injure the value of adjoining or abutting property:** The application does not appear to injure the value of adjoining or abutting property.
- C. **Harmony with the area in which it is located:** Expansion of an existing subdivision.

370 **D. Conformity with the Plans:**

371 **1. Land Use Plan:**

- 372 - Property located outside Core Village of South Mills.  
373 - Policy 9 states the county supports greater residential densities in areas  
374 that are accessible to water and/or sewer services.  
375 - Policy 11 states the county supports regulating growth to coincide with the  
376 provision of public facilities and services.

377 **2. Thoroughfare Plan:**

378 **3. Other plans officially adopted by the Board of Commissioners:** None

379 **E. Will not exceed the county's ability to provide public facilities:**

380 **1. Schools:** Chapter 153 addresses schools.

381 **2. Fire and Rescue:** See attached letters from EMS and South Mills Fire District.

382 **3. Law Enforcement:** See attached letter.

383 **Other County Facilities:** None.

384 **F. Other:**

385  
386 **Recommendations**

387  
388 **A. Technical Review Staff Comments:**

- 389 (1) South Mills Water. See attached letter.  
390 (2) Camden County Health Department: (see attached letter)  
391 (3) Camden County Schools (Transportation). No response.  
392 (4) South Mills Fire Department/EMS: See attached letters.  
393 (5) Sheriff's Office. Approved (see attached letter)  
394 (6) South Mills Post Office. Approved.  
395 (7) Cable Company. No response.  
396 (8) Dominion Power. No response.  
397 (9) NCDOT. See attached letter.  
398 (10) Soil Conservation Service: Will need to review drainage plan prior to  
399 Preliminary Approval.

400  
401 **B. Adoption of all Technical Review Staff.** Staff recommends adoption of  
402 Technical Review Staff Comments

403  
404  
405 **Staff recommends approval with the following recommendations.**

- 406  
407 1. Based on Health Department letter, applicant should address the issues with lots 121,  
408 131, and 162. All lots shall have an approval prior to Preliminary Plat application.  
409 2. Amend Sketch  
410  
411 - II. Setting – Environmental Information: Correct floodplain references.  
412  
413 3. Prior to submission of Preliminary Plat application applicant shall have an approval letter  
414 from South Mills Water Association.  
415  
416 -----

417 Dan Porter pointed out to the board that the Board of Commissioners has not met to consider  
418 the application for re-zoning associated with this sketch plan.

419  
420 Staff recommendations pertaining to this sketch plan are (1) that all lots be perc tested, (2)  
421 make the necessary corrections to the floodplain references on the plat, and (3) provide letter  
422 of approval from South Mills Water Association. With regard to number (3), the applicant  
423 has not provided this yet because South Mills Water Association is working on  
424 improvements (water tower and line upgrades) and do not want to issue the letter until these  
425 are completed.

426  
427 Chairman Burnham asked Dan Porter if the board could act on the sketch plan without the re-  
428 zoning approval in place. Mr. Porters response was that re-zonings and plats have been  
429 submitted together in the past to the Board of Commissioners. If the re-zoning is not  
430 approved then they do not look at the plat, but they can be submitted at the same time.

431  
432 Chairman Burnham indicated that he is reluctant to act on it until all the "i's" are dotted and  
433 all the "t's" are crossed (until all the paperwork and prior approvals are in). Also, Chairman  
434 Burnham expressed a preference to have a clear approval from the Health Department on the  
435 perc test issue, so that there is no problem down the line with septic issues. Dan Porter said  
436 staff feels the same way with regard to the septic systems issue. Mr. Porter pointed out that  
437 there are a number of new technologies available, a lot of different ways to build septic  
438 systems which would increase suitability of the land whereupon they would reside.

439  
440 Eddie Hyman, of Hyman and Robie, was present to represent Wharfs Landing. Mr. Hyman  
441 pointed out that the requirement for sketch plan is to have 10% of the lots on a property perc  
442 tested. He said that the requirement is like a design tool used to indicate where you may  
443 have problem areas. Mr. Hyman said that Wharfs Landing is going to have the Health  
444 Department evaluate the entire site and they will identify and design around any problem  
445 areas. Mr. Hyman referred to a letter from the Health Department which was included in the  
446 December Planning Board packet. He indicated that the letter is a standard letter, that about  
447 90% of the county would get a letter like this if perc tested. He said that only about 10% of  
448 the soil in the county would pass a perc test without modifications. He also indicated that  
449 there are things you can do to make an unsuitable lot suitable by modifying certain elements  
450 of the land to promote drainage.

451  
452 Dave Parks reiterated much of what Mr. Hyman said, saying that they did meet the  
453 requirement for sketch plan approval per the ordinance (have 10% of the property lots perc  
454 tested). Mr. Parks said that the only issue is the re-zoning, acting on the re-zoning prior to  
455 sketch plan consideration by the Board of Commissioners as far as setting up public hearing.  
456 Recommendation of staff was that the Board of Commissioners set the public hearing after  
457 the public hearing for the re-zoning is considered.

458  
459 Mr. Hyman indicated a desire for the board to go ahead and vote on approval of the  
460 conceptual sketch plan since they have met all the requirements of sketch plan. There are a  
461 lot of design tasks that they can not move forward on until sketch plan is approved. He  
462 pointed out that they have already spent an enormous amount of time and money, and would  
463 like to have all necessary approvals in before spending the "big bucks".

Chairman Burnham asked Mr. Hyman if he would be willing to wait a month so that the rezoning can go before the Board of Commissioners. Mr. Hyman replied that they have already been waiting 3 and a half years and would prefer to not wait another month. If rezoning and sketch plan go to the Board of Commissioners together, and the rezoning is not approved then they will not look at the sketch plan and no harm done.

Dave Parks pointed out to the board that a conceptual plan is just that - conceptual. Staff checks and makes sure that sketch plan applicants meet all the requirements of the ordinance for sketch plan approval. Mr. Parks indicated that what the board needed to consider is that the applicant has met all the requirements and how the proposed development is going to benefit both the developer and the county itself.

Mr. Hyman again reiterated his desire to move forward with this due to the fact that the Board of Commissioners did not have a meeting in November, he feels they have lost a month and requested the Planning Board to send both the rezoning and the sketch plan to the Board of Commissioners at the same time.

Chairman Burnham asked the board if there were any further questions, hearing none he called for a motion to be made. Calvin Leary made a motion to approve the Sketch Plan. Michael Etheridge seconded the motion.

At this time, Ray Albertson requested permission to recuse himself from voting due to a conflict of interest. Calvin Leary made a motion to allow Mr. Albertson to recuse himself, John Aydlett seconded it. The motion was approved with Chairman James Burnham, Vice Chairman Rodney Needham, Members Ray Albertson, Calvin Leary, Mike Etheridge, and John Aydlett voting aye; none voting no; 1 absent; none not voting.

A motion to approve the sketch plan for Wharfs Landing had already been made, Chairman Burnham called for a vote. The motion was approved with Vice Chairman Rodney Needham, Members Calvin Leary, Mike Etheridge, and John Aydlett voting aye; none voting no; 1 member absent; 1 member recused from voting, and Chairman James Burnham abstained.

496  
497  
498 ***Item #3, Amendment to Chapter 151 of the Camden County Code of Ordinances (Table of***  
499 ***Permissible Uses)***

500  
501 Dan Porter went over the changes to the Table of Permissible Uses. Among the major  
502 changes were that businesses would be allowed with a zoning permit, and the Planning  
503 Department would try to push for the landscape buffer requirements and impose conditions  
504 as needed.

505  
506 Chairman Burnham called for a vote to approve/deny the changes to the Table of Permissible  
507 Uses. Mike Etheridge made a motion to approve the changes. Rodney Needham seconded  
508 the motion. The motion was approved with Chairman James Burnham, Vice Chairman  
509 Rodney Needham, Members Ray Albertson, Calvin Leary, Mike Etheridge, and John Aydlett  
510 voting aye; none voting no; 1 absent; none not voting.

511  
512 **Information from Board and Staff**

513  
514 Dan Porter mentioned some programs and committees that would be starting in January,  
515 2008.

516  
517 **Consider Date of Next Meeting – January 16, 2008**

518  
519  
520 **Adjournment**

521  
522 At 8:51 PM, Ray Albertson made a motion to adjourn the meeting. Rodney Needham  
523 seconded the motion. The motion was approved with Chairman James Burnham, Vice  
524 Chairman Rodney Needham, Members Ray Albertson, Calvin Leary, Mike Etheridge, and  
525 John Aydlett voting aye; none voting no; 1 absent; none not voting.

526  
527  
528 Date: \_\_\_\_\_

529  
530  
531 Approved: \_\_\_\_\_  
532 Chairman James Burnham

533  
534  
535 Attested: \_\_\_\_\_  
536 Amy Barnett, Planning Clerk